



ZONING COMMISSION AGENDA

Wednesday, March 11, 2015
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	<u>P</u>	Melissa McDougall, CD 5	<u>P</u>
Charles Edmonds, Vice Chair, CD 4	<u>P</u>	Natalie Moore, CD 6	<u>A</u>
Will Northern, CD 1	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Justin Reeves, CD 3	<u>P</u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess: 2015 Comprehensive Plan Update
Proposed Amendments to Certain Definitions

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, APRIL 7, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Approval of February 11, 2015 Meeting Minutes | <u>CONTINUED</u> |

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

C. Continued Cases

1. ZC-14-174 JOSE ARMANDO VALVERDE 601 E. Mason and 4012 South Frwy. 0.42 ac. CD 9	RECOMMENDED FOR APPROVAL AS AMENDED TO PD/FR WITH SITE PLAN 8-0
a. Applicant/Agent: Jose Armando Valverde	
b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "FR" General Commercial Restricted	
2. ZC-15-006 CRESTMONT MANAGEMENT CO LLC 1600 Montgomery and 3609-3613 Crestline Rd. 0.56 ac. CD 7	CONTINUED 30 DAYS UPON COMMISSION'S REQUEST
a. Applicant/Agent: Townsite Company/Phillip Poole	

b. Request: <i>From:</i> "PD-770" PD/SU Planned Development/Specific use for offices; site plan approved <i>To:</i> "MU-1" Low Intensity Mixed Use	TO PD/SU AND INCLUDE A SITE PLAN 8-0
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D. New Cases:

3. ZC-15-021 VERNELL K BARBER ESTATE 11625 Alta Vista Rd. 9.71 ac. CD 7	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Brookstone Development LP b. Request: <i>From:</i> "A-10" One-Family <i>To:</i> "A-7.5" One-Family	
4. ZC-15-022 NICKI NGUYEN 3121 NE 28 th St. 0.69 ac. CD 4	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 8-0
a. Applicant/Agent: Ha Dinh b. Request: <i>From:</i> "B" Two-Family and "E" Neighborhood Commercial <i>To:</i> "FR" General Commercial Restricted	
5. ZC-15-023 ARMANDO HERNANDEZ 1400 Campbell and 3600-3606 E. Rosedale 0.44 ac. CD 8	RECOMMENDED FOR APPROVAL As AMENDED E FOR ROSEDALE PROPERTIES/ER FOR CAMPBELL 8-0
a. Applicant/Agent: Armando Hernandez b. Request: <i>From:</i> "CF" Community Facilities <i>To:</i> "E" Neighborhood Commercial	
6. ZC-15-024 FORT WORTH AREA HABITAT FOR HUMANITY 5901 and 5909 Wilbarger and 4320 S Cravens 0.87 ac. CD 5	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Debbie Bingham b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "A-5" One-Family	
7. ZC-15-025 CITY OF FORT WORTH/LODGESTAR INV. 4200 and 4600 Blocks Hwy 360 13.17 ac. CD 5	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Lodgestar Investment Ltd./Rakesh Patel b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "G" Intensive Commercial	
8. SP-15-001 SUMMER SYCAMORE I LTD. 7500 Summer Creek Dr. & 7424 Granbury Rd. 33.48 ac. CD 6	CONTINUED 30 DAYS UPON APPLICANT'S REQUEST 8-0
a. Applicant/Agent: Realty Capital Management LLC/Darren Cain b. Request: <i>From:</i> PD-823 "PD/MU-1" for all uses in "MU-1" Low Intensity Mixed Use; site plan required <i>To:</i> Site plan for PD-823 for multifamily and commercial uses	
9. ZC-15-026 CITY OF FORT WORTH/LG CENTREPORT I, LLC 14105 Trinity Blvd. 15.17 ac. CD 5	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: LG Centreport I LLC/ David Cocanougher b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "PD/D" Planned Development for all uses in "D" High Density Multifamily with maximum 27 units per acre, no minimum front yard setback and 35 feet maximum height; site plan included	

<p>10. ZC-15-027 FORT WORTH BLUFF LAND L. P. Generally bounded by McLemore, Oakhurst Scenic, Dalford and 2300 blocks Bird Lillian, Dell, Embry 18.55 ac. CD 9</p> <p>a. Applicant/Agent: James W. Schell b. Request: <i>From</i>: "A-5" One-Family and "B" Two-Family <i>To</i>: "UR" Urban Residential</p>	<p>CONTINUED 30 DAYS UPON COMMISSION'S REQUEST 6-0-1</p>
<p>11. ZC-15-028 MCKELVEY-COLE LP 14440-16000 blocks SH 114 288.30 ac. CD 7</p> <p>a. Applicant/Agent: Marcella Olson b. Request: <i>From</i>: "AG" Agricultural, "A-5" One-Family, "D" High Density Multifamily <i>To</i>: "D" High Density Multifamily, "G" Intensive Commercial, "PD/I" Planned Development for all uses in "I" Light Industrial with 50 foot maximum height and no maximum horsepower; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL 7-0</p>
<p>12. ZC-15-029 LAWRENCE DUCKETT, SR. 5904-5916 evens Etsie St. 1.06 ac. CD 4</p> <p>a. Applicant/Agent: Lawrence Duckett Sr. b. Request: <i>From</i>: "AG" Agricultural <i>To</i>: "I" Light Industrial</p>	<p>RECOMMENDED FOR DENIAL 6-1</p>
<p>13. ZC-15-030 KENSINGTON REALTY, INC. 2305 Franklin Dr. 4.32 ac. CD 2</p> <p>a. Applicant/Agent: Marlene Beckman b. Request: <i>From</i>: "K" Heavy Industrial <i>To</i>: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus glass & electronic recycling; site plan included c. This case is scheduled to be heard by the City Council March 17, 2015.</p>	<p>RECOMMENDED FOR APPROVAL 7-0</p>
<p>14. ZC-15-031 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; ADD DEFINITION OF DATA CENTER AND AS A PERMITTED USE IN THE LAND USE CHART CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending</p> <ul style="list-style-type: none"> Article 8 "Nonresidential District Use Table", of Chapter 4, "District Regulations", Section 4.803, the "Nonresidential District Use Table" to add data center as a permitted use in "I" Light, "J" Medium And "K" Heavy Industrial Zoning Districts; and To amend Chapter 9, "Definitions" to add a definition for "Data Center" <p>To review the proposed amendments: http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx</p>	<p>RECOMMENDED FOR APPROVAL 7-0</p>
<p>15. ZC-15-032 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; AMEND STANDARDS FOR ELECTRONIC CHANGEABLE COPY SIGNS FOR BOARD OF ADJUSTMENT CONSIDERATION CD ALL</p>	<p>RECOMMENDED FOR APPROVAL 7-0</p>

- a. Applicant/Agent: City of Fort Worth
b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending

- Article 4 "Signs" of Chapter 6, "Development Standards" to amend Section 6.411, "Electronic Changeable Copy Signs" to add additional regulations to the operation of electronic changeable copy signs and to provide compatibility considerations for the Board Of Adjustment

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

16. SP-15-002 STOCKYARDS, 2000 L. P. 2525 Rodeo Plaza 1.37 ac.
CD 2

CONTINUED 30 DAYS
UPON APPLICANT'S
REQUEST
7-0

- a. Applicant/Agent: Eric Walsh/HGC Commercial Dev.
b. Request: *From:* PD-1017"PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use plus stockyards, stables, and brewery, blacksmithing or wagon shop, brewpub, brewery, distillery or winery, circus, feed store, no processing/milling, furniture sales, with outside storage/display (new/used), livestock auction, manufacture of basket material, bicycles, boots/shoes, boxes, caskets, outdoor sales kiosk, stable, commercial riding, boarding or rodeo arena, stockyards or feeding pens (commercial or noncommercial), new vehicle sales or rental including automobiles , motorcycles, boats or trailers with a maximum of six vehicles for outdoor display, vendor transient, veterinary clinic with outdoor kennels, retaining historic overlays. The above regulations will apply within the Stockyards Planned Development/MU-2 District: One-story, 18 foot minimum height; site plan required. All variances and modifications to this PD/MU-2 district shall be heard by the Zoning Commission and City Council.
To: Site plan for PD-1017 for a permanent stage
c. This case is scheduled to be heard by the City Council on March 17, 2015.

ADJOURNMENT:

1:15 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.